118.0	0003	0024.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 628,100 / 628,100
					USE VALUE: 628,100 / 628,100
					ASSESSED: 628,100 / 628,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
328		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OFIESH ANDREW
Owner 2:	
Owner 3:	
Street 1:	328 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOGAN TIMOTHY J--ETAL -
Owner 2:	HOGAN MARY ELLEN -
Street 1:	328 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,133 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1976, having primarily Vinyl Exterior and 1416 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4133.000	247,300		380,800	628,100
Total Card	0.095	247,300		380,800	628,100
Total Parcel	0.095	247,300		380,800	628,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.57 | /Parcel: 443.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 76205

GIS Ref

GIS Ref

Insp Date 08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0003-0024.0

!9177!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,300	0	4,133.	380,800	628,100	628,100	Year End Roll	12/18/2019
2019	101	FV	255,700	0	4,133.	386,200	641,900	641,900	Year End Roll	1/3/2019
2018	101	FV	255,700	0	4,133.	288,300	544,000	544,000	Year End Roll	12/20/2017
2017	101	FV	255,700	0	4,133.	261,100	516,800	516,800	Year End Roll	1/3/2017
2016	101	FV	255,700	0	4,133.	250,200	505,900	505,900	Year End	1/4/2016
2015	101	FV	215,900	0	4,133.	212,200	428,100	428,100	Year End Roll	12/11/2014
2014	101	FV	215,900	0	4,133.	201,300	417,200	417,200	Year End Roll	12/16/2013
2013	101	FV	215,900	0	4,133.	191,500	407,400	407,400		12/13/2012

PRINT

Date	Time
12/10/20	23:41:03

LAST REV

Date	Time
09/11/18	15:28:44

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9177

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOGAN TIMOTHY J	48118-149		9/5/2006		448,500	No	No		
	13714-735		6/1/1979		64,900	No	No		Y

USER DEFINED

Prior Id # 1:	76205
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2016	329	Solar Pa	3,489					
2/27/2009	116	Manual	5,000					
7/17/2002	573	Wood Dec	3,000	O		G4	GR FY04	20X20 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
1/9/2009	Meas/Inspect	336	PATRIOT
1/10/2007	MLS	MM	Mary M
4/1/2000	Inspected	197	PATRIOT
2/15/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4133		Sq. Ft.	Site		0	70.	1.32	5									380,793						380,800	

Total AC/HA: 0.09488 | Total SF/SM: 4133 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 380,793 | Spl Credit | Total: 380,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1976	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	9.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.2	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	82498
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	272400
Depreciation:	25061
Depreciated Total:	247339

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

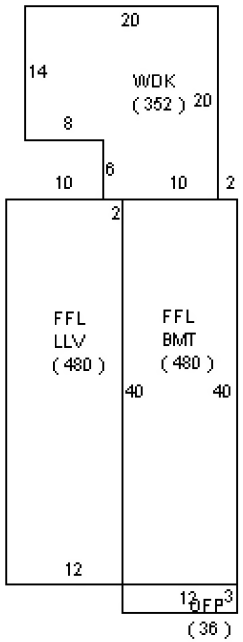
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.53
Special Features:	0	Val/Su Net:	107.15
Final Total:	247300	Val/Su SzAd	257.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	129.530	124,351
BMT	Basement	480	55.280	26,533
LLV	Lower Level	480	71.400	34,274
WDK	Deck	352	8.930	3,143
OFP	Open Porch	36	44.440	1,600

Net Sketched Area:	2,308			Total:	189,901
Size Ad	960	Gross Are	2308	FinArea	1416

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	C	
LLV	100	FLA	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0003-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	